

OLD GUN/ROBIOUS AREA PLAN

An Amendment To The Northern Area Land Use and Transportation Plan

**Adopted By The Chesterfield County
Board of Supervisors
June 22, 1994**

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INTRODUCTION

Made up of established communities like Roxshire, Salisbury and Reed's Landing, the Old Gun/Robious area is home to some of the largest neighborhoods in Chesterfield County. Also within this area lie the few remaining large tracts of vacant land in the far northwestern part of Chesterfield. Presenting both opportunities and challenges, the growth of the Old Gun/Robious Study Area will be an important part of the County's future. The principal goal of the *Old Gun/Robious Area Plan* is to help effectively guide future development that may take place in the area, and at the same time, best serve the interests of neighborhood residents, property owners and all Chesterfield County citizens.

The purpose of this plan is only to recommend future land uses for the Old Gun/Robious area. While general concerns relating to changing population trends, public facilities and the environment were reviewed as part of this focused land use analysis, their broad impact crosses the boundaries of the study area, and will be more effectively addressed as part of Chesterfield's county-wide comprehensive planning effort.

GOALS AND RECOMMENDATIONS

Refer to the goals and recommendations of the adopted *Northern Area Land Use and Transportation Plan*.

THE LAND USE PLAN

Land Use Plan Categories

The following is a more detailed explanation of the land use plan categories found on the following Land Use Plan Map.

- **Low Density Residential:** Low density housing developed at one dwelling per acre or less.
- **Medium Density Residential:** 1.5 to 4 dwellings per acre.
- **Neighborhood Convenience Center:** Small-scale uses such as limited retail, personal services and offices. Higher density housing, such as town-houses, are also appropriate uses.

Note 1: In order to promote effective residential transition, the size of future lots immediately adjacent to established residential neighborhoods in this area should be representative of the lot sizes in those neighborhoods

Note 2: Location of the future Robious Landing Park, adjacent to the James River.

